**GENERAL NOTES:** P.B. <u>7</u>, PG. <u>31</u>, SLIDE <u>150</u> KNOW ALL MEN BY THESE PRESENTS TO WIT: LINE TABLE FOR 1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT STORMWATER MGT. AREAS AND IS SUBJECT THERETO. THEREFORE, THERE MAY EXIST ENCUMBRANCES THAT HARBORWOOD CONSTRUCTION COMPANY, LLC IS THE FEE WEST MAIN ST - U.S. 11-460 WHICH AFFECT THE PROPERTY NOT SHOWN HEREON. SIMPLE OWNER OF A PARCEL OF LAND SHOWN HEREON BOUNDED BY DIRECTION DISTANCE 2. THE SUBJECT PROPERTY IS WITHIN THE LIMITS OF ZONE "AE" & "X" AS OUTSIDE CORNERS 1, 2, 3, 4 TO 1 INCLUSIVE, KNOWN AS LOTS 16 SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP NO. 51161C0037 D. 2-AS 11'30'00" E 25.00 THRU 30, SECTION 5, MAP OF HOCKMAN LAND COMPANY S 78'30'00" W EFFECTIVE DATE OCT. 15, 1993. THIS DETERMINATION IS BASED ON SAID A-B25.00 RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CYPRESS ST MAP AND HAS NOT BEEN VERIFIED BY ACTUAL FIELD ELEVATIONS. B-CS 11'30'00" E 176.17 ROANOKE COUNTY, VIRGINIA IN PLAT BOOK 1, PAGE 23, BEING ALL 3. THE MINIMUM BUILDING LINE SHOWN HEREON IS BASED C-DS 78°30'00" W 15.00 OF THE PROPERTY CONVEYED TO SAID OWNER BY TWT PARTNERSHIP. ON THE REQUIREMENTS OF THE CITY OF SALEM SUBDIVISION N 11'30'00" W 176.17 D-EA VIRGINIA GENERAL PARTNERSHIP BY DEED DATED APRIL 13, 1998 AND ZONING ORDINANCES AND IS NOT IMPOSED AS A PRIVATE AND RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT E-BN 78'30'00" E 15.00 RESTRICTION. THE CITY OF SALEM ZONING ORDINANCE OF THE CITY OF SALEM, VIRGINIA IN DEED BOOK 282, PAGE 779. 3-F N 11'30'00" W 25.00' REQUIREMENTS SHALL SUPERSEDE THE MINIMUM BUILDING LINE LOCATION MAP THE SAID OWNER HEREBY CERTIFIES THAT IT HAS VACATED F-G S 78'30'00" W 25.00' SHOWN HEREON. LOTS 16 THRU 30, SECTION 5, MAP OF HOCKMAN LAND COMPANY G-H S 78'30'00" W 15.00' NO SCALE AND RESUBDIVIDED THE LOTS AS SHOWN HEREON ENTIRELY OF ITS N 11'30'00" W H-J 65.08 OWN FREE WILL AND ACCORD AS REQUIRED BY SECTION 15.2-2240 LEGEND J-K N 78'30'00" E 15.00 15.2-2276 OF THE CODE OF VIRGINIA AS AMENDED TO DATE AND S 11°30'00" E  $\mathsf{K}\mathsf{-}\mathsf{G}$ 65.08 M.B.L.=MINIMUM BUILDING LINE THE CITY OF SALEM, SUBDIVISION ORDINANCE AS AMENDED TO DATE U.E.=UTILITY EASEMENT AND DEDICATES TO THE CITY OF SALEM ALL UTILITY FASEMENTS. R/W=RIGHT OF WAY SHOWN HEREON. I.P.F=IRON PIN FOUND WITNESS THE SIGNATURE AND SEAL OF THE SAID OWNER. MERIDIAN OF P.B.1 PG. 23 I.P.S=IRON PIN SET MGT.=MANAGEMENT SAN.=SANITARY 7/16/98 AC.=ACRE M. KEVEN POFF, MANAGER UTILITY POLE ح HARBORWOOD CONSTRUCTION COMPANY, LLC TYP=TYPICAL I.P.F. D.B. 282, PG. 779 3 I.P.F. BEARS S 5° 26' 09" E 15' ALLEY LOOD SONE YOU S 11. 30' 00" E 375.00 TOTAL 0.36' FROM CORNER I.P.S. STEVEN W. POFF, MANAGER NEW 61.56 27.921 27.921 62.16' D 27.92 27.92 27.92' 27.92' 27.92' HARBORWOOD CONSTRUCTION COMPANY, LLC 27.92 27:92' I.P.F 24 D.B. 282, PG. 779 25 26 30 SEC 5 B . 25' REAR YARD SETBACK STATE OF VIRGINIA AREA RESERVED FOR STORMWATER MGT. AREA RESERVED FOR STORMWATER MGT 0.069 AC. 0.024 AC BOUNDED BY CORNERS BOUNDED BY CORNERS TO WIT: STREE I E)P ዏ፼ 1, John T. Parker A NOTARY PUBLIC IN AND FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT M. KEVEN POFF, MANAGER OF HARBORWOOD CONSTRUCTION COMPANY, LLC, WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS LOT 1 LOT 3 LOT 4 0.090 AC. LOT 5 STREE LOT 2 LOT 6 LOT 7 1 LOT 8 LOT 9 | LOT 10 PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME LOT 11 0.198 AC. 0.090 AC. 0.090 AC. 0.090 AC. 0.090 AC. 0.090 AC. ' 0.090 AC. 0.090 AC. 0.090 AC. 0.200 AC. IN MY AFORESAID JURISDICTION ON THIS \_ 16 TH DAY OF MY COMMISSION EXPIRES OLD LOT VACATED OCTOBER 31, 2001 STATE OF VIRGINIA NEW 15, U.E. NEW 15' U.E. TO WIT: 27.92' 61.56' 27.92' :27.921 27.921 27.921 27.92' 27.92' 27.92 27.921 62.16' I.P.F. 1, John T. Parker, A NOTARY PUBLIC IN AND 4 N 11" 30' 00" W 375.00 TOTAL FOR THE AFORESAID STATE DO HEREBY CERTIFY THAT STEVEN W. I.P.S. POFF, MANAGER OF HARBORWOOD CONSTRUCTION COMPANY, LLC. WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS PERSONALLY APPEARED BEFORE ME AND ACKNOWLEDGED THE SAME IN MY AFORESAID JURISDICTION ON THIS 16 TH DAY OF CYPRESS STREET 50' R/W John T. Paulic NOTARY PUBLIC MY COMMISSION EXPIRES RESUBDIVISION PLAT SHOWING OLDE SALEM COURT OCTOBER 31, 2001 NOTE: ALL EXISTING LOT LINES, LOTS 16-30, ARE HEREBY VACATED BEING THE RESUBDIVISION OF LOTS 16 THRU 30, SECTION 5 HOCKMAN LAND CO., P.B. 1, PG. 23 (ROANOKE CO.) PROPERTY OF \* STORMWATER MANAGEMENT AREAS RESERVED FOR DETENTION OF STORMWATER. SEE HARBORWOOD CONSTRUCTION COMPANY, LLC HOMEOWNERS ASSOCIATION AGREEMENT CREATING HEREON LOTS 1 THRU 11 RECORDED IN D.B.\_\_\_\_, PG.\_\_\_\_. SITUATE ON FIRST STREET, SECOND STREET AND CYPRESS STREET THIS RESUBDIVISION IS BASED FOREST G. JONES SALEM, VIRGINIA ON A CURRENT FIELD SURVEY. EXEC. SECY., CITY OF SALEM HARBORWOOD CONSTRUCTION COMPANY, LLC TAX # 144-009-001 SCALE: 1" = 30'PLANNING COMMISSION IS THE OWNER OF RECORD, SEE JAMES E. TALIAFERRO, II, P CALC: JMS DATE: JULY 9, 1998 IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF SALEM. D.B. 282, PG. 779 DRAWN: JMS/LRD-191 VIRGINIA THIS MAP WAS PRESENTED WITH THE CERTIFICATE OF ACKNOWLEDG-W.O. 98-0603 MENT THERETO ATTACHED ADMITTED TO RECORD AT 4:05 0'CLOCK N.B. JTP-11 \_P.M. ON THIS \_Z3RD\_DAY OF \_ JULY \_\_\_\_\_, 1998. CITY ENGINEER CITY OF SALEM, VIRGINIA TESTE: CHANCE CRAWFORD TPP&S T. P. PARKER & SON CLERK 816 Boulevard ENGINEERS 🗷 MHN T. PARKER SURVEYORS Post Office Box 39 No. 1076 PLANNERS Salem, Virginia 24153 BY: Melinda K Wates

1" = 30'

P.B. <u>7</u>, PG. <u>31</u>, SLIDE <u>150</u>

GRAPHIC SCALE

DEPUTY CLERK ()

CLUSED BY LRD